

TO LET

933 Sq Ft (86.68 Sq M)

- Prime Position
- Free Customer Parking
- Rear Access for Loading



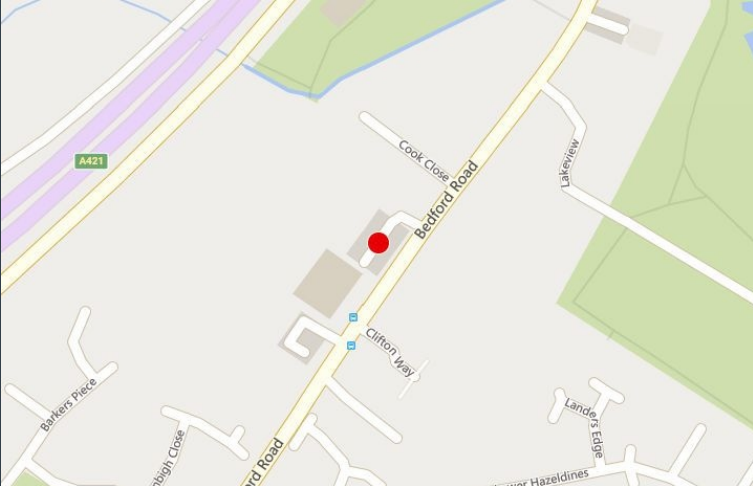
Unit 3 Moreteyne Business Park
Bedford Road, Marston Moretaine, Bedford, MK43 0LE

>D KirkbyDiamond

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LOCATION

- Marston Business Park is adjacent to Marston Park, a large new development of 480 houses in the village of Marston Moretaine, which has a range of local shops plus hotel
- There are meeting facilities at the adjacent Marston Vale Forest Centre
- The A421 dual carriageway is close, which links the M1 Junction 13 and the A1 Black Cat Roundabout

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Google Maps

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DESCRIPTION

- Moreteyne Retail Park, located in the heart of Marston Moretaine, is a modern development featuring four main retail units
- Currently, three of these units are occupied by Rumbles Fish Bar, McLaren Chemist, and Central Co-op
- The retail park is designed around a large car park, providing ample parking space for visitors
- This convenient setup makes it an accessible and attractive destination for local residents and visitors alike

TERMS

The premises are available by way of assignment of an existing lease for a period of 20-years, commencing in March 2018, at a rent of £18,500 per annum, subject to an ad-hoc service charge for the upkeep and maintenance of the communal parts of the property.

ACCOMMODATION (Net Internal Area*)

Total	86.68 SQ M	933 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B - 38

Business Rates: From enquiries we understand that for the current year the rateable value is £22,500 per annum.

CONTACT:



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